

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY.

FOR OFFICIAL USE ONLY:

Agenda Date: 5/16/16

Waiver No. D- 23790-1

Received Date: 4/26/16

FEES:

Number of Sites : (1)

D.R.E.R. ----- \$1,872.00

D.E.R.M. ----- \$210.00

PRINT \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) --
AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=>

\$124.92 *Not applicable within Municipalities
\$2,206.92 <====AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR WAIVER OF PLAT

Municipality: UNINCORPORATED Sec.: 4 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: ALBERT RODRIGUEZ & LEX LLANES Phone: (305) 804-9635

Address: 3191 SW 149th Avenue City: Miami State: Fl. Zip Code: 33185

Owner's Email Address: LEXLLANES@gmail.com

2. Surveyor's Name: Rolando Ortiz (Gunter Group, Inc.) Phone: (305) 220-0073

Address: 9350 SW 22nd Terrace City: Miami State: Fl. Zip Code: 33165

Surveyor's Email Address: GUNTERGRP@AOL.COM

3. Legal Description of Cutout Tract: N 1/2, NW 1/4, SW 1/4, NW 1/4, SEC. 4-55-40, LESS E. 199.00 FEET, LESS W. 270.00 FEET, AND LESS N. 234.70 FEET THEREOF, MIAMI-DADE COUNTY, FLORIDA.

4. Folio No(s): 30-5004-000-0405 / _____ / _____

5. Legal Description of Parent Tract: N 1/2, NW 1/4, SW 1/4, NW 1/4, SEC. 4-55-40, LESS E. 199.00 FEET, LESS W. 270.00 FEET, AND LESS N. 234.70 FEET THEREOF, MIAMI-DADE COUNTY, FLORIDA.

6. Street boundaries: SW 93rd Street on the South side.

7. Present Zoning: EU-M Zoning Hearing No.: 16-1-C212-1(15-57)

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): LEX LLANES

BEFORE ME, personally appeared Lex Llanes this 19th day of April, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19th day of April, 2016 A.D.

Signature of Notary Public: _____

(Print, Type name here): Maria Guerrero



MARIA GUERRERO
MY COMMISSION # FF 166834
EXPIRES: October 17, 2018
Bonded Thru Budget Notary Services

(NOTARY SEAL)

10/17/2018 FF 166834
(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

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Waiver No. D- _____

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APPLICATION FOR WAIVER OF PLAT

Municipality: UNINCORPORATED Sec.: 4 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: ALBERT RODRIGUEZ & LEX LLANES Phone: (305) 804-9635

Address: 3191 SW 149th Avenue City: Miami State: FL Zip Code: 33185

Owner's Email Address: ar0592@AOL.com

2. Surveyor's Name: Rolando Ortiz (Gunter Group, Inc.) Phone: (305) 220-0073

Address: 9350 SW 22nd Terrace City: Miami State: FL Zip Code: 33165

Surveyor's Email Address: GUNTERGRP@AOL.COM

3. Legal Description of Cutout Tract: N 1/2, NW 1/4, SW 1/4, NW 1/4, SEC. 4-55-40, LESS E. 199.00 FEET, LESS W. 270.00 FEET, AND LESS N. 234.70 FEET THEREOF, MIAMI-DADE COUNTY, FLORIDA.

4. Folio No(s): 30-5004-000-0405 / _____ / _____

5. Legal Description of Parent Tract: N 1/2, NW 1/4, SW 1/4, NW 1/4, SEC. 4-55-40, LESS E. 199.00 FEET, LESS W. 270.00 FEET, AND LESS N. 234.70 FEET THEREOF, MIAMI-DADE COUNTY, FLORIDA.

6. Street boundaries: SW 93rd Street on the South side.

7. Present Zoning: EU-M Zoning Hearing No.: 16-1-CZ12-1(15-57)

8. Proposed use of Property:
Single Family Res. (☒ Units), Duplex (_____ Units), Apartments (_____ Units), Industrial/Warehouse (_____ Square .Ft.),
Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Albert Rodriguez

BEFORE ME, personally appeared Albert Rodriguez this 19th day of April, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19th day of April, 2016 A.D.

Signature of Notary Public: _____

(Print, Type name here: Maria Guerrero)



MARIA GUERRERO
MY COMMISSION # FF 166834
EXPIRES: October 17, 2018
Bonded Thru Budget Notary Services

(NOTARY SEAL)

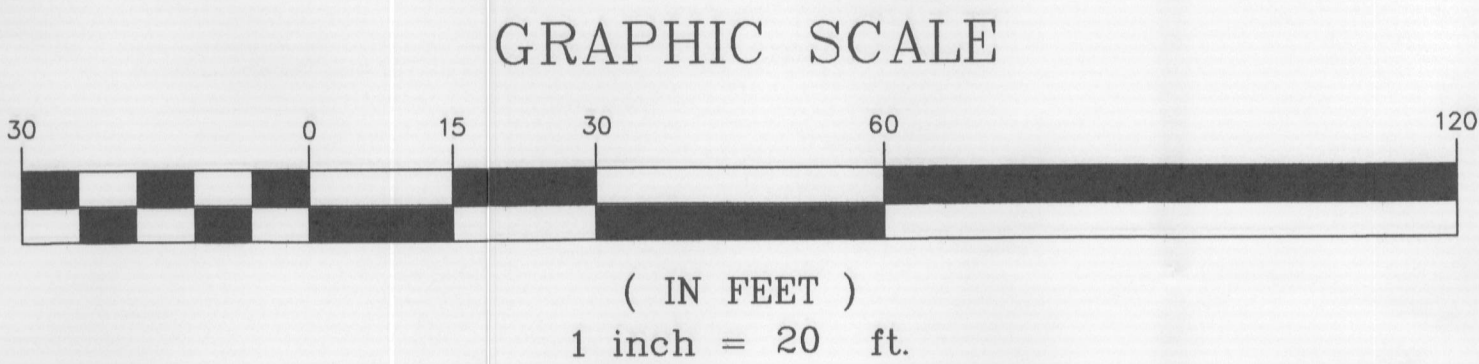
10/17/2018
(Commission Expires)

FF 166834
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

WAIVER OF PLAT D-23709-2 COR.
NAME: ALBERT RODRIGUEZ & LEX LLANES
SEC 04 TWP. 55 SGE 40 / DIST. 22
ZONING: EUM / UNINCORPORATED MIAMI-DADE

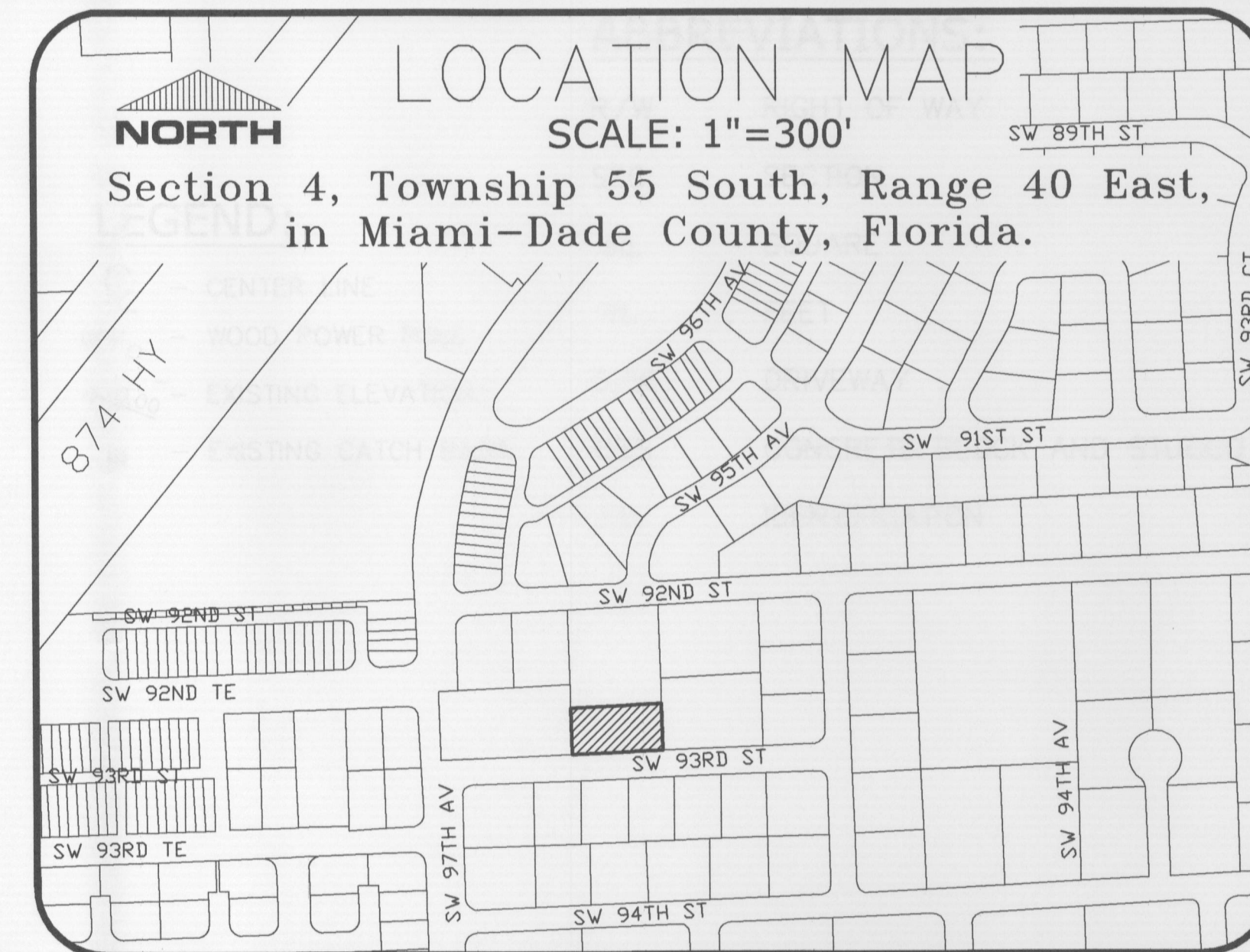
PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073



WAIVER OF PLAT SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

The N. 1/2, of the NW 1/4, of the SW 1/4, of the NW 1/4, of Section 4, Township 55 South, Range 40 East, less the East 199.00 feet thereof, and less the West 270.00 feet thereof, and less the North 234.7 feet thereof, lying and being in Miami-Dade County, Florida.

PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
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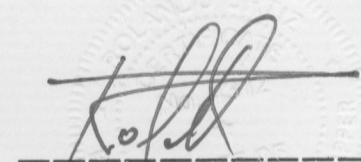
SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Boundary and Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17.50, Florida Administrative Code.
- 3) Bearings shown hereon are based upon the center line of S.W. 93rd Street, with an assumed bearing of N87°22'24"E, said line to be considered a well monumented line.
- 4) The intention of this Waiver of Plat is to create a parcel of land in order to create 1 single family residential home.
- 5) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 6) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 7) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No. P-430-R, elevation 8.02 feet; located at SW 88th Street. (124' North of center line) and SW 97th Avenue (21 feet West of center line); (PK nail and aluminum washer in top of concrete pad of traffic control box).
- 8) According to the National Flood Insurance Program the subject property falls in Community No. 120635, Map & Panel No. 12086C0461, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "X".
- 9) According to the AMENDED PLAT OF FLOOD-CRITERIA MAP; Plat Book 120, at Page 13, of the Public Records of Miami-Dade County, Florida. The subject property is in (FLOOD CRITERIA: 8 FEET).
- 10) The subject property is located in Zoning: EU1.
- 11) This property is subject to Zonning Resolution Z2015000057.
- 12) There where no trees inside this subject property at the time of this survey.
- 13) Property owner and contact person information: Albert Rodriguez and Lex Llanes; 3191 S.W. 149th Avenue, Miami, Florida 33185. (305) 804-9635.
- 14) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 15) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
- 16) This Waiver of Plat as recorded in this graphic form, is the official depiction of the subdivided land described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Waiver of Plat.
- 17) There may be additional restrictions that are not recorded on this Waiver of Plat that may be found in the Public Records of this County.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached Waiver of Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida; also meets the Standers of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.





Certified this 1st day of April, A.D., 2016.



Rolando Ortiz
Professional Surveyor and Mapper No. LS 4312
State of Florida.

GUNTER GROUP, INC.
9350 SW 22nd Terrace
Miami, Florida 33165.
Certificate of Authorization
No.: LB 4507.

LEGEND:

-  - CENTER LINE
-  - WOOD POWER POLE
-  - EXISTING ELEVATION
-  - EXISTING CATCH BASIN

ABBREVIATIONS:

R/W	RIGHT OF WAY
SEC.	SECTION
sq.	SQUARE
ft.	FEET
D/W	DRIVEWAY
CBS	CONCRETE BLOCK AND STUCCO
I.D.	IDENTIFICATION

PROPERTY FOLIO No.: 30-5004-000-0405

LEGAL DESCRIPTION:

"PARENT TRACT AND CUT-OUT-PARCEL A"

The North $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SW $\frac{1}{4}$, of the NW $\frac{1}{4}$, of Section 4, Township 55 South, Range 40 East, less the East 199.00 feet thereof, and less the West 270.00 feet thereof, and less the North 234.70 feet thereof, situated in Miami-Dade County, Florida.

FOR:

ALBERT RODRIGUEZ AND LEX LLANES.

NOT VALID WITHOUT SHEET 2 OF 2
(SHEET 2 OF 2 CONTAINS TOPOGRAPHIC SURVEY)

SHEET:
1 OF 2

WAIVER OF PLAT SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

The N. 1/2, of the NW 1/4, of the SW 1/4, of the NW 1/4, of
Section 4, Township 55 South, Range 40 East, less the East
199.00 feet thereof, and less the West 270.00 feet thereof,
and less the North 234.7 feet thereof, lying and being in
Miami-Dade County, Florida.

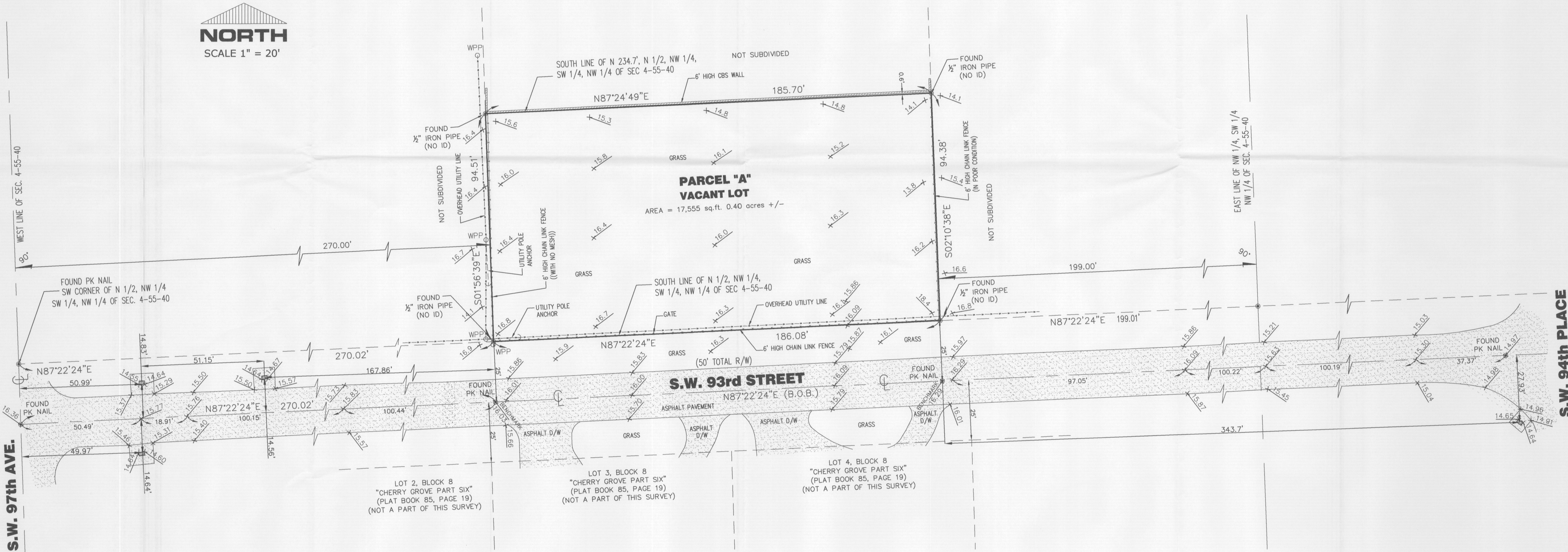
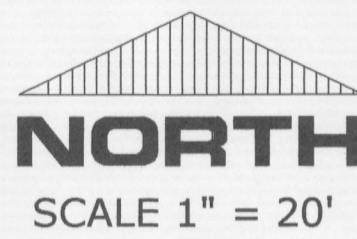
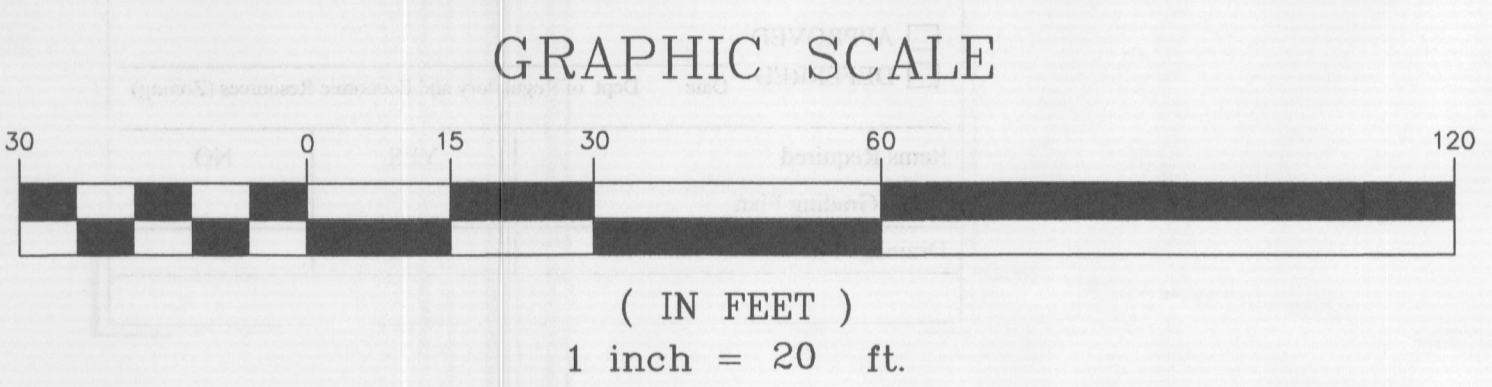
PREPARED BY:
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CBS	CONCRETE BLOCK AND STUCCO
I.D.	IDENTIFICATION

LEGEND:

- CL - CENTER LINE
- WPP - WOOD POWER POLE
- +0.00 - EXISTING ELEVATION
- - EXISTING CATCH BASIN



NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS SURVEYORS NOTES)

SHEET:
2 OF 2